

Page 1

IN THE UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION AT DAYTON

\* \* \*

EUGENE KLINE, et al.,

Plaintiffs,

vs.

CASE NO. 3:08-cv-408

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, et al.,

Defendants.

\* \* \*

Deposition of DENNIS REIMER,

Witness herein, called by the Plaintiffs for  
cross-examination pursuant to the Rules of Civil  
Procedure, taken before me, Stacey M. Mortsof, a  
Notary Public in and for the State of Ohio, at the  
offices of Ulmer & Berne, 600 Vine Street, Suite  
2800, Cincinnati, Ohio, on Friday, February 20,  
2015, at 10:16 a.m.

\* \* \*

EXHIBIT

tabbles

A

1           Q.    Just tell me whenever -- with  
2   respect to fees and expenses which are allowed  
3   to be charged or passed on to borrowers in a  
4   foreclosure in which you represent a lender or  
5   trustee for a lender, did Reimer Lorber have  
6   any -- Reimer Lorber, RLA, have any policies,  
7   written policies, saying what could and could  
8   not be passed on?

9           A.    I don't believe -- there may have  
10   been, but I don't recall what they were. I  
11   know what they would be, but I don't know if  
12   there was any written policies.

13          Q.    Were there policies that weren't  
14   written down?

15          A.    Yes.

16          Q.    And what were those?

17                MS. BROWN: Objection.

18                THE WITNESS: The policies were that  
19   on reinstatements you could charge attorney fees,  
20   you could charge for reasonable expenses, and for  
21   payoffs, attorney fees under Ohio law is not  
22   chargeable to a borrower. Also, on payoffs the  
23   cost of them doing business was not allowable.  
24   For example, a BPO, a broker's price opinion,  
25   wasn't allowable. And the reason it wasn't

Page 104

1 allowable was because you couldn't charge a  
2 borrower for your cost in overhead.

3                   So, for example, if you had to do an  
4 assignment of mortgage, you couldn't pass it on to  
5 the borrower. That wasn't one of the expenses.  
6 TILA didn't provide for any of that. So those  
7 were not -- and those were not allowable in  
8 payoffs of the loan, but in reinstatements they  
9 were. That was the policy. We didn't charge  
10 attorney fees on payoffs or anything else that we  
11 felt was improper, which is PLOs and things of  
12 that nature.

13 BY MR. GROBMAN:

14               Q.   And what about MERS registration  
15 fees?

16               A.   I don't even know what a MERS  
17 registration fee is.

18               Q.   Neither did I. And in terms of  
19 the notes, are mortgage notes uniform,  
20 generally --

21                   MS. BROWN: Objection.

22 BY MR. GROBMAN:

23               Q.   -- by state?

24               A.   Yeah. Over the years they've  
25 changed and changed and changed and changed.